



142 Sturton Street, Cambridge, CB1 2QF
Guide Price £495,000 Freehold



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A CHARACTERFUL AND WELL-PRESENTED, PERIOD MID-TERRACE HOUSE, OFFERING BRIGHT AND WELL-ARRANGED ACCOMMODATION INCLUDING 2 LARGE DOUBLE BEDROOMS. THE PROPERTY IS SITUATED WITHIN THE POPULAR PETERSFIELD AREA, CLOSE TO THE RAILWAY STATION AND CITY CENTRE.

- 66 sqm / 710 sqft
- 2 comfortable double bedrooms
- Open-plan kitchen/dining room
- Plot size - approx 0.02 acres
- Residents permit parking
- Charming, period home circa 1917
- Living room with fireplace
- Well-appointed bathroom
- Gas-fired central heating to radiators
- EPC - E / 53

Believed to have been built around 1917, this charming mid-terrace house benefits from well-arranged, bright and airy accommodation with period features such as high ceilings, stripped wooden floorboards, attractive fireplaces, panelled doors, picture rails and sash windows. The property is conveniently located on Sturton Street, Cambridge, to the east of the city centre, very well-placed for access to the railway station and within catchment for St Matthew's Primary School and Parkside Community College.

A secure, sheltered access corridor, shared with No. 144, leads to both the side entrance and rear garden. Positioned at the front of the property, the living room has an attractive, working feature fireplace and twin sash windows. The L-shaped, open plan kitchen/dining room provides a space, which is well-suited to entertaining. The kitchen is fitted with a range of units with wooden worktops, a butler sink and spaces for appliances, with a door opening directly to the rear garden. Positioned at the rear, the bathroom is partly tiled and fitted with a three-piece suite including a panelled bath with a mains shower over, a vanity unit with a wash basin and a WC.

On the first floor, there are two double bedrooms, both of which are generous doubles in size, with the rear bedroom including a built-in cupboard and a hatch to the loft space.

Outside, the very pleasant rear garden is fully enclosed by fencing and includes a lawn, a patio seating area and a timber shed.

Location

Sturton Street is a well-regarded residential street in the popular Petersfield area of Cambridge. It is conveniently situated to the east of the city centre, close to Mill Road and well placed for access to the railway station, local shops, cafés and other amenities.

The property is a 10-minute walk from Cambridge railway station with direct links to London. Mill Road, The Beehive Shopping Centre and Cambridge Retail Park are also a short walk away. The city centre is reached by foot in just 20 minutes.

Schooling is excellent and the area falls within the catchment of St Matthew's Primary School, secondary provision is at Parkside Community College both of which are Ofsted rated as 'good' and 'outstanding' respectively.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

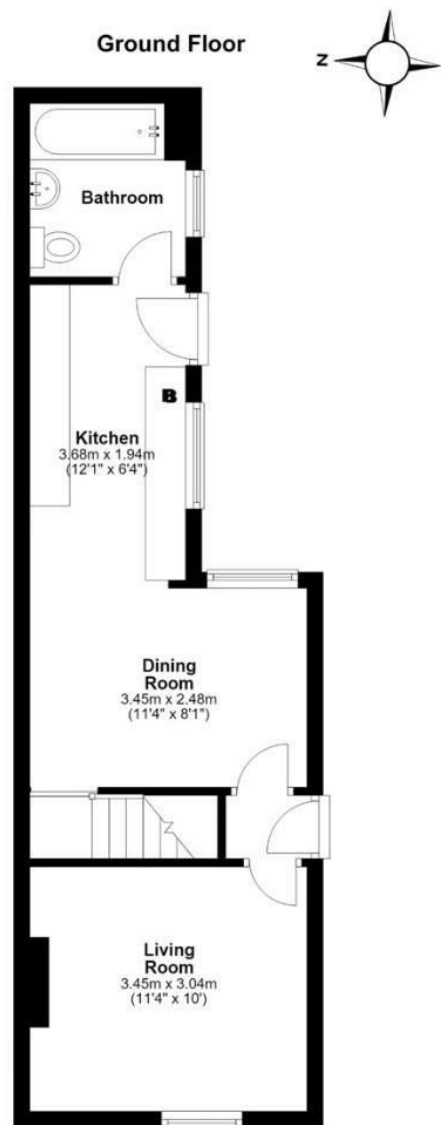
Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

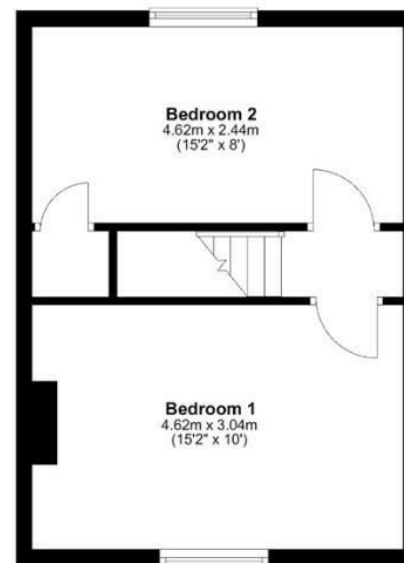
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

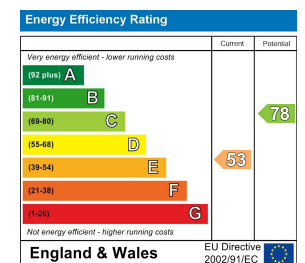




First Floor



Approx. gross internal floor area 66 sqm (710 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

